RETURN TO:
SECURITY TITLE & ESCROW CO., LLC
500 WEST 7th STREET
COLUMBIA, TN 38401

(3)

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $295,000.00.

Affiant

Subscribed and sworn to me on July 15, 2005.

NOTARY PUBLIC
My Commission Expires: 6-19-07

KIM MOSLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 07/19/05 09:47 2 pg
Fees:13.00 Taxes:1091.50

20050719-0083561

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thomas R. and Leesa M. Stevens 107 Habersham Road Columbia, TN 38401	SAME	Map & Parcel 131-06-0-B-038.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elizabeth Luttrull f/k/a Elizabeth Rochford, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Thomas R. Stevens and wife, Leesa M. Stevens, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the plan of Resubdivision of Lots 38 and 39, Burton Hills Village of Foxview, of record in Book 6200, Page 458, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 51.42 feet on the northerly margin of Brookhill Circle and extends back 129.02 feet on the broken easterly line and 123.12 feet on the westerly line to a dead line in the rear, measuring 61.62 feet thereon.

Together with an access easement for the asphalt drive serving subject property shown on "Inset A" on the plan of record in Book 6200, Page 458, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth Rochford by deed of record in Book 10707, Page 712, Register's Office for Davidson County, Tennessee. Elizabeth Luttrull having since married Mark Luttrull, is now known as Elizabeth Luttrull. Mark Luttrull joins in this conveyance for the purpose of conveying any and all marital interest he may have in the property.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Utility and drainage easements, building setback lines and other matters as shown on plat of record in Plat Book 6200, Page 458, Register's Office for Davidson County, Tennessee, which are incorporated herein by reference;
3. **Restrictive covenants of record in Book 6326, Page 588, Book 6517, Page 522, Book 6625, Page 171, and Book 6917, Page 718, Register's Office for Davidson County, Tennessee, which restrictive covenants are incorporated herein by reference;**
4. Subject to the charter of Burton Hills Village of Foxview Association, Inc. of record in Book 6517, Page 517, said Register's Office;
5. Subject to an open space agreement of record in Book 6470, Page 383 and Book 6655, Page 47, said Register's Office;
6. Subject to maximum square footage allocation of record in Book 6626, Page 937, said Register's Office;
7. Subject to the charter of Burton Hills Homeowner's Association, Inc. of record in Book 6517, Page 505, said Register's Office;
8. Subject to the charter of Burton Hills Recreational Association, Inc. of record in Book 6517, Page 511, said Register's Office;
9. Subject to Declaration of Covenants, Conditions and Restrictions in Book 6625, Page 171, said Register's Office; and

10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 58 Brookhill Circle, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on July 15, 2005.

Elizabeth Luttrull f/k/a Elizabeth Rochford

Mark Luttrull by his attorney-in-fact

Mark Luttrull, by and through his power of attorney, Elizabeth Luttrull

Elizabeth Luttrull

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 14, 2005, before me personally appeared to me Elizabeth Luttrull f/k/a Elizabeth Rochford and Mark Luttrull, by and through his power of attorney, Elizabeth Luttrull, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 15, 2005.

John Cobb Rochford

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE